

BILL NO. Z-68-02-42

ZONING MAP ORDINANCE NO. Z-30-68

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. B-17

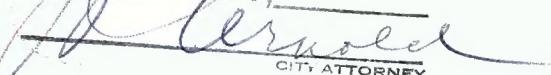
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. A third Interchange Access (1A) District  
Symbol is hereby located at the intersection of U.S. Highway No.  
27 and the Washington Center Road under the terms of Chapter 36,  
Municipal Code of the City of Fort Wayne, Indiana, 1946, as  
amended by General Ordinance No. 2836 and by General Ordinance No.  
G-21-65; and the City of Fort Wayne Zoning Map No. B-17,  
established by Section 9, Article III of said Chapter as amended,  
is hereby amended accordingly.

SECTION 2. This Ordinance shall be effective from and  
after its passage, approval by the Mayor, and legal publication  
thereof.



APPROVED AS TO FORM  
AND LEGALITY,



CITY ATTORNEY

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 27, 1968, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-68-02-42; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

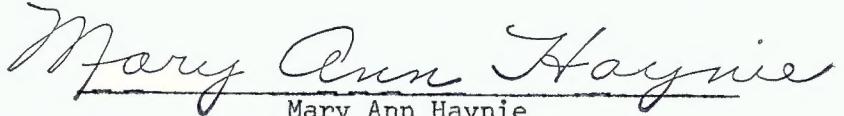
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 18, 1968;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held May 27, 1968.

Certified and signed this  
11th day of June 1968.

  
Mary Ann Haynie  
Secretary

ADAIR, PERRY, BEERS, McALISTER & MALLERS

ATTORNEYS

1700 LINCOLN TOWER

FORT WAYNE, INDIANA 46802

TELEPHONE 743-9706

E. ROSS ADAIR  
MEMBER OF CONGRESS

RAMON S. PERRY  
ORVAS E. BEERS  
DALTON C. McALISTER  
GEORGE P. MALLERS  
THOMAS R. CHAPMAN

HARRY W. SCOTT  
PHILIP H. LARMORE  
STEPHEN W. ADAIR

February 26, 1968

Common Council of the  
City of Fort Wayne  
Fort Wayne  
Indiana

Gentlemen:

On the 6th day of February, 1968, I filed on behalf of certain clients a Petition to Rezone, covering the following described real estate:

Lots numbered 10 to 17, inclusive, of Washington Place Addition, Section A, to the City of Fort Wayne, Indiana, according to the plat thereof recorded in the Office of the Recorder of Allen County, Indiana, and located in Section 24, Township 31 North, Range 12 East, of Allen County, Indiana,

petitioning to rezone the property from an RA district to a B1B district. I am enclosing herein copies of an Amended Petition to Rezone, which I would like to have substituted, in lieu of the original Petition, and thereby seek to rezone this property to an IA symbol. This I am doing on the advice of Mr. William Jones, the City Planner. It is felt that there is enough acreage here for such a symbol, and, after the rezoning is accomplished, the Plan Commission would have better control over the area.

Would you please substitute the enclosed Amended Petition for the heretofore filed Petition, so that we may retain the same bill number and come up before the Plan Commission hearing scheduled for March. Mr. Jones also suggested that we follow this procedure.

Very truly yours,

ADAIR, PERRY, BEERS, McALISTER & MALLERS

  
George P. Mallers

GPM:jk

Enclosures

AMENDED  
PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one per cent (51%) of the real estate hereinafter described, do hereby respectfully petition the Common Council of the City of Fort Wayne, Indiana, to enact an ordinance to reclassify from an RA District to an IA ~~XXXXXX~~ Symbol the real estate described as follows, to-wit:

Lots numbered 10 to 17, inclusive, of Washington Place Addition, Section A, to the City of Fort Wayne, Indiana, according to the plat thereof recorded in the Office of the Recorder of Allen County, Indiana, and located in Section 24, Township 31 North, Range 12 East of Allen County, Indiana.

Subject property is shown on Page B-17 of the zoning books of the City of Fort Wayne, Indiana.

Dated: February 26, 1968

Eugene A. Hergens  
Eugene A. Hergens

Darrell Johnson  
Darrell Johnson

Lot 10

Jeanne C. Yergens  
Jeanne C. Yergens

Lewis V. Heck  
Lewis V. Heck

Lot 12

Margaret M. Heck  
Margaret M. Heck

Robert V. Haverfield  
Robert V. Haverfield

Lot 13

Grace E. Haverfield  
Grace E. Haverfield

Clarence Traster  
Clarence Traster

Lot 14

Mildred R. Traster  
Mildred R. Traster

Lot 15

These property owners are out of the City. However, their written consent to this Petition will be furnished at the time of the hearing.

Everett E. Keenon

Josephine M. Keenon

Lot 16

Lloyd H. Mains

Lloyd H. Mains

Gwendolyn M. Mains

Gwendolyn M. Mains

Lot 17

Leona M. Grubb

Leona M. Grubb

34 property owners  
against

March 11, 1968

Mr. Arthur Richards  
2210 Springfield  
Fort Wayne, Indiana

Dear Mr. Richards,

The property owners signed below protest the recently submitted ordinance which would designate as Interstate Access Service Area a portion of the East side of U.S. 27 south from Washington Center Road; these lots being part of Washington Center Place Addition.

The intent of this ordinance is similar to one submitted last September to change the zoning of these lots from residential to business. We objected to that proposal then, and do so now on very similar grounds. These are enumerated as follows:

1. This area is a very stable residential district, with beautiful well kept homes owned by good taxpaying citizens of this city. Allowing business to encroach upon this area would undermine this stability seriously.

2. We feel that the basic idea of sound Community Planning is contained in the opening paragraphs of the Planning Act of 1947 as enacted by the General Assembly of the State of Indiana; Section 1, which reads in part . . ."It is the object of this legislation to encourage local units of government to improve the present health, safety, convenience, and welfare of their citizens. . . .that residential areas provide healthy surroundings for family life. . . ." Commercialization of this area certainly will not improve the health, safety, convenience, and welfare of our citizens of this area, but in effect will cause a deterioration of the neighborhood as a whole.

3. Interstate Access Service Areas were established to serve travellers on Interstate 69. Are we as a community more concerned with those tourists passing around our city over I-69 than we are with our own people? By serving the few that would utilize this area, we are penalizing many property owners in the vicinity by depreciating their property values and causing a very definite monetary loss.

4. It is very difficult to see the actual need for another Interstate Access Service Area in this neighborhood. Three years ago, in February and March of 1965, the Southwest and Northwest corners of Washington Center Road and Route 27 were designated as I-A Service Area and to this day one business, a service station, has been constructed there. And furthermore, in speaking with the owner, we find that not more than ten per cent of his business comes from I-69 traffic. We feel that there is not the slightest need for additional Interstate Access Service Areas in this neighborhood. Also, these two areas were established on farmland and did not invade an established, relatively new planned residential community.

5. We further feel that this area as petitioned cannot safely and efficiently serve southbound traffic from I-69 because of the recently installed center island in Road 27, nor can it help the northbound traffic flow, but rather will cause added congestion at this intersection which is in such close proximity to I-69 ramps. As cited in Bulletin #71 of the American Society of Planning Officials: "Traffic approaching a ramp leading to an expressway and traffic on a ramp leading from an expressway must often times pass through an intersection at grade in the immediate vicinity of the ramp. The volume of traffic that can be accommodated by the ramp is then dependent on the capacity of the nearby intersection." It follows that the usefulness of the U.S. 27 - I-69 interchange could be radically curtailed by the increased traffic congestion caused by further commercialization of the U.S. 27 - Washington Center Road intersection.

6. In the past few years many of the property owners in this immediate neighborhood have either built new homes or have spent thousands of dollars in improving their properties. Much of this area has recently been serviced by new sewers, water and gas utilities. Now, after investing this money based on faith in the future of this neighborhood, we are now faced with the threat of losing much of this investment through depreciating property values brought about by the commercialization of these few lots.

We do realize our obligation, as members of the overall city community, to recognize that business has its rightful place in good City Planning. We do not, however, feel that this is the rightful place for business if the residential community is to suffer irreparable damage.

We again hope that the City Planning Commission and the City Council will cause that this petition be not approved.

Respectfully yours,

Francis W. Knight Patrice A. Knight, 516 Stratton Rd.  
Norman M. Bell Barbara A. Bell 628 Stratton Rd.  
John R. Kilding Helen L. Kilding 617 Stratton Rd.  
Larry Russo - 748-1487 729 Elnora Drive  
Josephine Russo 748-1487 729 Elnora Drive  
Charles Potters Jim Potters 506 STRATTON RD.  
Doris Blackburn & Betty Blackburn 515 Stratton Rd.  
Anthony Boni Tom Boni 618 Stratton Rd.  
John Schulte Melba K. Schulte 525 Stratton Rd.  
Fred Anderson June P. Anderson 713 Stratton Rd.  
John W. Young Joanne B. Young 536 Stratton Rd.  
Martha A. Moore 619 E. Washington Ctr. Rd.  
Manel A. Chesser 505 Stratton Rd.  
James R. Chesser 505 Stratton Rd.  
Joseph L. Cole Dolores J. Cole 720 Stratton Rd.  
Nilla A. Pittman Shirley R. Pittman 519 E. Wash Ctr. Rd.  
L. Ray Simford Marguerite Simford 607 Stratton Rd.  
Ruth E. Roberts 714 Stratton Rd.  
Robert Alan Elizabeth Schram 515 E. Wash Ctr. Rd.  
Thomas Basteress 427 E. Wash Ctr. Rd.  
Mrs. Thomas Basteress 427 E. Washington Center Rd.  
Mrs. Donald Ausden  
Lorraine Blessing 5608 Caldwatn Rd.  
Rosemary Blessing 5608 Caldwatn Rd.  
Nancy L. Pressley 418 Elnora Dr.  
Mr. & Mrs. John Richoff 418 Elyora Dr.  
Mr. & Mrs. John Richoff 522 Elnora Dr.  
Lillian P. Staley 727 E. Wash. Ctr. Rd.  
Mrs. & Mrs. Tom E. Miller 719 E. Wash. Ctr. Rd.  
Mr. & Mrs. Carl L. Schell - 630 E. Washgtn Ctr. Rd.  
Richard Montell 711 " " " "  
Lulu M. Morforth 710 Stratton Rd. " Jeanne Scherry or  
Mrs. & Mrs. Charles Farmer Jr. 710 Stratton Rd. " 704 E. Wash. Ctr. Rd.



attach to  
ordin.

May 1, 1968

City Council  
City Hall  
Fort Wayne, Indiana

Gentlemen:

The Northcrest Civic Association, representing six hundred-fifty (650) families, wishes to go on record opposing the rezoning of the west side of US 27--including lots 10 through 17--Washington Center Road south, to and beyond Stratton Road.

This rezoning was opposed last fall and we continue to do so. We are in full support of the Washington Center Place Civic Association whose petition is on file with the Planning Commission.

Sincerely,

*James Fagan*

James Fagan, President  
NORTHCREST CIVIC ASSOCIATION

April 12, 1968

To: Members of the City Plan Commission  
Members of the Fort Wayne City Council

Re: Proposed Amendment to Zoning Ordinance of the  
City of Fort Wayne, Indiana, which proposes to  
establish a third "IA" Interchange Access District  
Symbol at the intersection of Washington Center  
Road and U. S. Highway #27.

The property owners whose names appear on this letter urge you to accept the recommendation of the Site Committee of the City Plan Commission and deny the proposed ordinance which would amend the zoning ordinance of the City of Fort Wayne and which would establish a third "IA" Interchange Access District Symbol at the intersection of Washington Center Road and U. S. Highway #27. There are many reasons why the petition for rezoning should not be passed. These have been previously expressed on a prior occasion, and all of them will not be reiterated at this time. The following, however, represents six definite reasons why the rezoning should not take place:

- a. At the present time there are not adequate fire hydrants in the area to protect a commercial use such as a service station or restaurant.
- b. Two development plans as Interchange Access Plazas have been approved immediately west of this petitioned service plaza area. With these two service plazas and the large shopping complex to the south there should be more than adequate facilities in this area.
- c. Apparently the demand for service facilities in this area is not too great since the only development on the two existing approved service plazas has been 1 service station.
- d. A service plaza would impede the flow of traffic on Washington Center Road which is designated as a portion of the proposed Perimeter Parkway.
- e. A Service plaza would not only depreciate adjacent residential property values but would cause the residents of Stratton Road to have to traverse through the service plaza to leave or reach their homes.
- f. There has been no general change in the area nor in the intended uses to convince the Plan Commission that they made a mistake in recommending DO NOT PASS four (4) previous times.

At the last Executive Session of the City Plan Commission, one of the members submitted certain conditions to be attached to the rezoning request. We deem it advisable to make the following observations thereto:

- (a) Such conditions are meaningless in that they presume that the property should be rezoned. The Staff Analysis points out six reasons why the property should not be rezoned.
- (b) Such conditions are immaterial in that similar conditions are stated or implied in the Fort Wayne Zoning Ordinance.

It was implied that the petitioners may have difficulty in selling their properties at full value unless they obtain the advantage of commercial sales. We feel that such implication does not reflect the substance of the general problem, and does not consider that many properties would suffer a depreciation of value because of such rezoning. Also, we feel that such implication does not take into consideration that most, if not all, of the petitioners have received or will receive compensation from the State for that part of their frontage which had been taken by the State. Any reduction in the value of the petitioners' properties would have been taken into consideration at that time. If the rezoning were passed, the remaining property owners in the neighborhood would suffer financial property loss, without the benefit of compensation from the State.

It was also implied that if the area is not rezoned, the petitioners are likely to allow the area to become a slum. The petitioners have exhibited a pride in their homes in the past, and will continue to do so in all probability.

If the rezoning is permitted, then the property owners would have five service stations on one 1,000 foot stretch of U. S. Highway #27 adjacent to the neighborhood. In addition, there are 13 other service stations in the general area, with three more under construction or approved. There are also 24 restaurants within close proximity.

In addition to the two "IA" access areas just West of our neighborhood which have remained virtually undeveloped for almost three years, there is substantial undeveloped land West of those areas, close to I-69. Such land should be developed, if needed, rather than to disrupt our pleasant neighborhood.

The following quotation from Bulletin No. 67 of the American Society of Planning Officials regarding regulations

of filling stations appears to be most applicable:

"Because gasoline stations tend to create traffic congestion, pose special land use problems and are felt to present fire and explosion hazards, they are subject to police power regulation governing those aspects of their operation which may be detrimental to the public health, safety and welfare.

"Although service station operators prefer locations in or near stable neighborhoods, the zoner considers that filling stations are commercial uses and have no place in residential districts."

At this time, we urge you to consider further the substance of our prior remonstrance, and to decline the rezoning request made by the petitioners.

James R. Ehresman  
Marnel A. Ehresman  
Irvin P. Blackburn  
Betty J. Blackburn  
Robert L. Schuelke  
Melva K. Schuelke  
Marguerite Swinford  
Ray Swinford  
Kenneth A. Altekruuse  
Robert C. Heikowsky  
Maxine A. Heikowsky  
Ivo C. Jones  
Geraldine K. Jones  
Helen L. Wilding  
John R. Wilding  
Fred M. Anderson  
June P. Anderson  
Francis W. Knight  
Patricia A. Knight  
Anthony Barile  
Jean M. Barile  
Charles E. Farmer Jr.  
Phyllis J. Farmer  
Ruth E. Kabisch  
Joseph Cole  
Donald W. Ausderan  
Judith A. Ausderan  
Norman G. Bell  
Barbara A. Bell  
John W. Young  
June Patterson  
Charles Patterson  
Joanne O. Young

Evelyn Montooth  
William E. Dillon  
Doris J. Dillon  
Lillian P. Staley  
William G. Meyer  
Sharon E. Meyer  
Carl C. Schlatter  
Dorothea S. Schlatter  
Merrill F. Stech  
Rosella M. Stech  
Robert J. Schram  
Elizabeth J. Schram  
Helen Bastress  
F. G. Bastress  
Walter R. Evans  
Nella A. Putman  
Stanley R. Putman  
Richard Montooth  
Martha A. Moore

505 Stratton Rd.  
505 Stratton Rd.  
515 Stratton Rd.  
515 Stratton Rd.  
525 Stratton Rd.  
525 Stratton Rd.  
607 Stratton Rd.  
607 Stratton Rd.  
719 Stratton Rd.  
729 Stratton Rd.  
729 Stratton Rd.  
803 Stratton Rd.  
803 Stratton Rd.  
617 Stratton Rd.  
617 Stratton Rd.  
713 Stratton Rd.  
713 Stratton Rd.  
516 Stratton Rd.  
516 Stratton Rd.  
618 Stratton Rd.  
618 Stratton Rd.  
610 Stratton Rd.  
610 Stratton Rd.  
714 Stratton Rd.  
720 Stratton Rd.  
728 Stratton Rd.  
728 Stratton Rd.  
628 Stratton Rd.  
628 Stratton Rd.  
526 Stratton Rd.  
506 Stratton Rd.  
506 Stratton Rd.  
526 Stratton Rd.  
711 E. Washington Ctr. Rd.  
719 E. Washington Ctr. Rd.  
719 E. Washington Ctr. Rd.  
727 E. Washington Ctr. Rd.  
726 E. Washington Ctr. Rd.  
726 E. Washington Ctr. Rd.  
630 E. Washington Ctr. Rd.  
630 E. Washington Ctr. Rd.  
621 E. Washington Ctr. Rd.  
621 E. Washington Ctr. Rd.  
515 E. Washington Ctr. Rd.  
515 E. Washington Ctr. Rd.  
427 E. Washington Ctr. Rd.  
427 E. Washington Ctr. Rd.  
525 E. Washington Ctr. Rd.  
514 E. Washington Ctr. Rd.  
514 E. Washington Ctr. Rd.  
711 E. Washington Ctr. Rd.  
629 E. Washington Ctr. Rd.

J. B. Pressley  
Nancy L. Pressley

418 Elnora Dr.  
418 Elnora Dr.

Peter Michels Jr.	414 Elnora Dr.
G. A. McConnell	428 Elnora Dr.
Phyllis J. McConnell	428 Elnora Dr.
Janet J. Hart	429 Elnora Dr.
William E. Hart	429 Elnora Dr.
Raymond F. Hite	512 Elnora Dr.
Joyce A. Hite	512 Elnora Dr.
Jennie Koomler	523 Elnora Dr.
Frank L. Prater	531 Elnora Dr.
Doris E. Prater	531 Elnora Dr.
Keith A. Brundige	607 Elnora Dr.
Roslyn C. Brundige	607 Elnora Dr.
Russell H. Meyer	624 Elnora Dr.
Mary F. Meyer	624 Elnora Dr.
Phyllis Arnold	625 Elnora Dr.
Willard Arnold	625 Elnora Dr.
Carl C. Nahrwold	708 Elnora Dr.
Patricia J. Nahrwold	708 Elnora Dr.
Clarence F. Hautch	730 Elnora Dr.
T. M. Hautch	730 Elnora Dr.
Jerry Russo	729 Elnora Dr.
Josephine Russo	729 Elnora Dr.
Dennis L. Kiess	717 Elnora Dr.
Sharon Kiess	717 Elnora Dr.
John E. Rickoff	522 Elnora Dr.
Lillian J. Lano	618 Elnora Dr.
Richard G. Lano	618 Elnora Dr.

ADAIR, PERRY, BEERS, McALISTER & MALLERS

ATTORNEYS

1700 LINCOLN TOWER

FORT WAYNE, INDIANA 46802

TELEPHONE 743-9706

E. ROSS ADAIR  
MEMBER OF CONGRESS  
RAMON S. PERRY  
ORVAS E. BEERS  
DALTON C. McALISTER  
GEORGE P. MALLERS

HARRY W. SCOTT  
PHILIP H. LARMORE  
STEPHEN W. ADAIR

July 23, 1968

Fort Wayne City Council  
Fort Wayne, Indiana

Attention: Phil Steigerwald, Chairman  
Rules & Regulations Committee

Dear Mr. Steigerwald:

Re: Zoning Ordinance No. Z 680242  
(Washington Center - Stratton Road -  
U. S. No. 27 - Rezoning)

We are writing you as the attorneys for the petitioners in the above zoning matter with reference to certain proposed restrictions and conditions which were submitted to the Fort Wayne Plan Commission, a copy of which is attached hereto and made a part of this letter. Our clients have authorized us to inform the City Council that they are willing to comply with these conditions and restrictions in all respects. They have agreed that in the event of the approval of the above Ordinance, at the time of the submission of the final plan to the Plan Commission, all such conditions and restrictions which are includable will be included in that plan. More specifically in referring to the numerical paragraphs in the attached schedule, we submit the following:

Paragraph (1) - The cost of the filling in of the culvert and the removing of the retaining wall will be assumed by Mr. Eugene Yergens or his successor. Mr. Yergens, who is joining in and assenting to this letter, has asked us to repeat his offer that he, or his successor, will give to the City of Fort Wayne fifteen (15) feet of land along the north side of his property line for the widening of Washington Center Road. This conveyance will be effected at such time as the City requests upon the approval of the final plan by the Plan Commission, Traffic Engineer, and Building Commissioner.

Paragraph (2) - will be complied in full by the petitioners subject to the wishes of the Traffic Engineer and the Building Commissioner.

Paragraphs (3), (4), (5), (6), (7) and (8) will be fully complied with in every respect.

Sincerely yours,

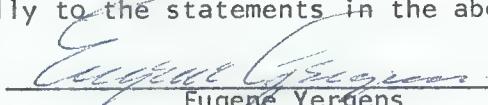
ADAIR, PERRY, BEERS, MCALISTER & MALLERS

By:

  
Orvas E. Beers

OEB:mlh  
Enc.

I, Eugene Yergens, join in and assent fully to the statements in the above letter.

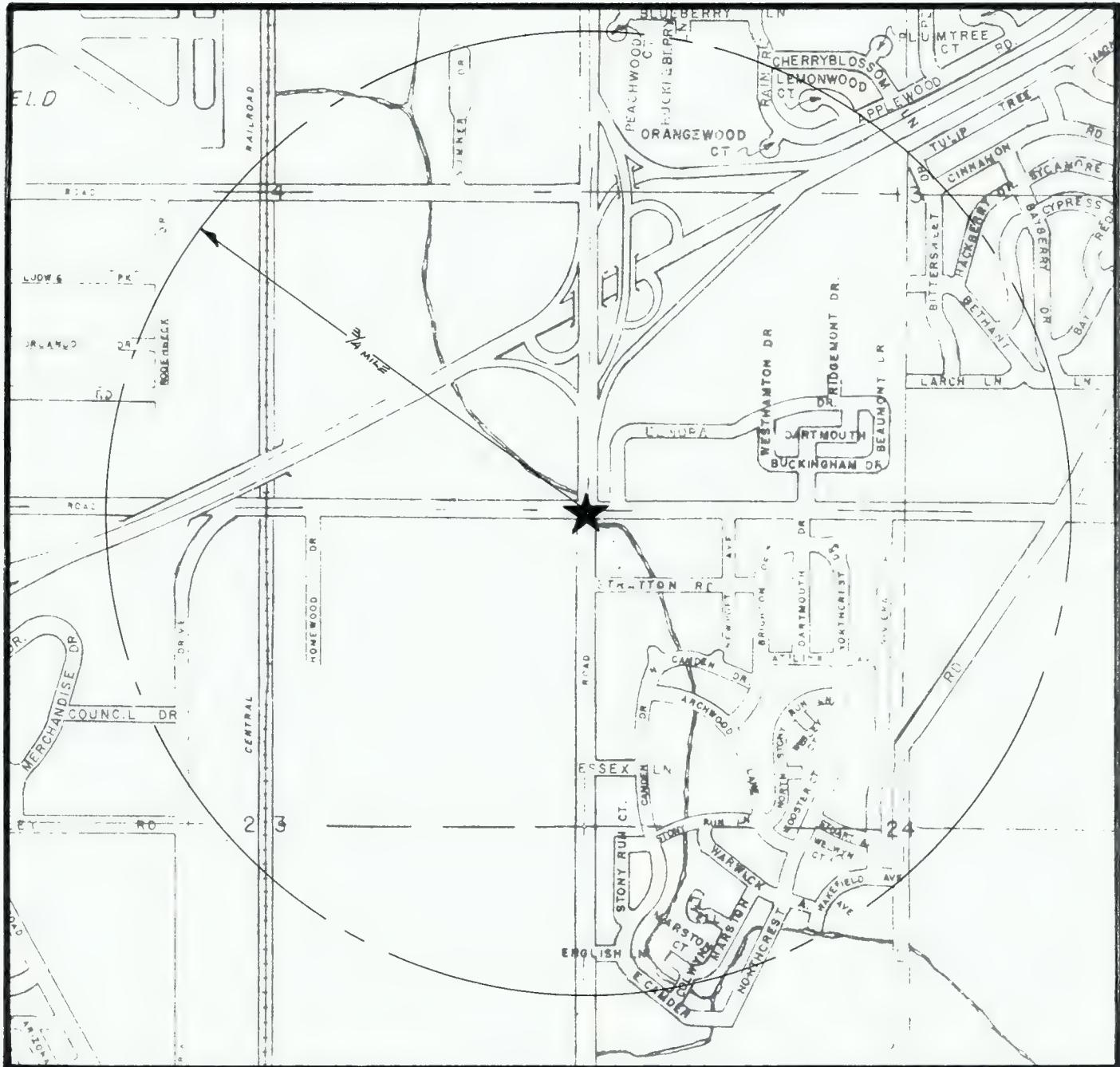
  
Eugene Yergens

Some suggestions for conditions to be attached to the rezoning request affecting the property bounded by Stratton Rd., U.S. #27, Washington Center Rd. and a line parallel to and approximately 250' east of the U.S. #27.

- (1) The culvert or ditch along the Washington Center Road running parallel to the road is to be filled to bring it to the level of the ground adjacent to it at the expense of the petitioner(s). The retaining wall on this tract is to be removed at the expense of the petitioner(s).
- (2) A redwood fence of a minimum height of 8' is to be erected at the expense of the petitioner(s) along the entire eastern border of this tract. In addition, the fence is to extend 20' west from the N.E. corner of this tract along the Washington Center Road and 20' west from the S.E. corner of this tract along the Stratton Rd. Adjacent to the outside edge of this fence, petitioner(s) shall plant evergreens of a type that will be at least 8' in height and they shall be planted close enough together so that there will not be a gap between them. Petitioner(s) will be responsible for maintenance of said plantings and in addition will replace those that need replacing from time to time due to damage or death.
- (3) Petitioner(s) will not install or use any kind of system that will allow music or voices to be broadcast or otherwise amplified. This includes any system by which orders for any kind of merchandise, service or information are taken or filled by any method other than face to face contact between the petitioner(s) or his(their) representatives and the customer(s).
- (4) All garbage, trash, cans, etc., will be kept in an enclosed building, i.e., one with four walls and a roof. Such material shall be kept in cans with lids. This area must be attached to or an integral part of petitioner(s) main building. If petitioner(s) engage in any kind of business dispensing foods, the garbage, etc., must be removed from the property daily.
- (5) All driveways, parking areas or any other places where vehicles go must be paved and the paving must be kept in good condition at all times.
- (6) The ground area between driveways must be kept landscaped and in good appearance at all times.
- (7) If petitioner(s) leases the premises, petitioner(s) must make sure that the tenant keeps the property in good order at all times. If tenant closes the operation, petitioner(s) must maintain the property in good order, i.e., grass must be mowed, driveways swept, etc.
- (8) No pennants or paper signs will be erected or used by

petitioner(s) on his(their) property for any purpose.  
All illuminated signs must not be taller than 25'.

All lighted fixtures that are higher than 8' from  
the ground must face N.W., W., or S.W., and not N.E.,  
E. or S.E. In addition, all outside lights that are  
higher than 8' from the ground should be slanted to  
the west and should be equipped with a type of shade  
so that the glare from said lights on properties to  
the east is kept at a minimum.



## TO ESTABLISH A IA SYMBOL

2-50 + 1-72

Bill No. Z-68-02-42

A large, dark, scribbled area in the upper left quadrant of the page, possibly a redacted section of text. The scribbles are composed of numerous dark, intersecting lines, creating a dense, textured appearance. The surrounding area is lighter, with some faint, thin lines visible.

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. B-17,

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance *100* PASS. *11/11/11*

PHIL A. STEIGERWALD, Chairman

CELIA ANN FAY, Vice-Chairman

THOMAS G. ADAMS

JOHN H. ROBINSON

EDWIN J. ROUSSEAU

John H. Stegeman

*Oliver J. Perry*  
*Oliver J. Perry*

**CONCURRED IN**

DATE 7-23-68 FUAD G. BONAHOOM, CITY CLERK

Read the first time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_ and duly adopted, read the second time by title and referred to the (Committee on) \_\_\_\_\_ (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: \_\_\_\_\_

City Clerk

Read the third time in full and on motion by \_\_\_\_\_ Steigerwald seconded by Nuckols and duly adopted, placed on its passage.

Passed (DST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
Adams				
Dunifon	✓			
Fay				
Geake	✓			
Nuckols	✓			
Robinson	✓			
Rousseau	✓			
Steigerwald	✓			
Tipton	✓			

Date 7-23-68

Freud G. Bonahoom  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 7-30-68 on the 23<sup>rd</sup> day of July, 19668.

ATTEST:

(SEAL)

Freud G. Bonahoom  
City Clerk

Jack R. Dunifon  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24<sup>th</sup> day of July, 19668 at the hour of 10:00 o'clock A.M., E.S.T.

Freud G. Bonahoom  
City Clerk

Approved and signed by me this 24<sup>th</sup> day of July, 19668 at the hour of 10:02 o'clock A.M., E.S.T.

Harold S. Zeis  
Mayor

Read the first time in full and on motion by Steigerwald seconded by Adams and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 7-27-68

Frederick J. Bonakoom  
City Clerk

Read the third time in full and on motion by Steigerwald seconded by Wuerfels and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES 3, NAYS 6, ABSTAINED \_\_\_\_\_, ABSENT \_\_\_\_\_ to-wit:

Adams         
Dunifon         
Fay         
Geake         
Nuckles         
Robinson         
Rousseau         
Steigerwald         
Tipton       

Date 7-23-68

City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_\_.  
ATTEST: (SEAL)

City Clerk

Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day

of \_\_\_\_\_, 196\_\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

City Clerk

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_\_,  
at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

Mayor

Common Council, City of Ft. Wayne  
(Governmental Unit)

To..... JOURNAL-GAZETTE Dr.

Allen..... County, Ind.

FORT WAYNE, INDIANA

**PUBLISHER'S CLAIM**

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)  
— number of equivalent lines

Head	number of lines	_____
Body	number of lines	75
Tail	number of lines	1
Total number of lines in notice		76

COMPUTATION OF CHARGES

76 lines, ..... columns wide equals ..... equivalent lines at ..... 288¢  
cents per line \$ 21.89

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

**TOTAL AMOUNT OF CLAIM** \$ 21.89

DATA FOR COMPUTING COST

Width of single column 11 ems Size of type  $5\frac{1}{2}$  point

Number of insertions 2 Size of quad upon which type is cast  $5\frac{1}{8}$

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Arvilla De Wald*

Date August 12, 1968 CLERK  
Title

Notice is hereby given that on the 23rd day of July, 1968, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

Bill No. Z-68-02-42

**ZONING MAP ORDINANCE NO. Z-30-68**  
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. B-17.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A third Interchange Access (1-A) District Symbol is hereby located at the intersection of U. S. Highway No. 27 and the Washington Center Road under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-21-65; and the City of Fort Wayne Zoning Map No. B-17, established by Section 9, Article III of said Chapter as amended, is hereby amended accordingly.

SECTION 2. This Ordinance shall be effective from and after its passage, approval by the Mayor, and legal publication thereof.

Phil A. Steigerwald, Councilman. Read the third time in full and on motion by Steigerwald, seconded by Nuckles and duly adopted, placed on its passage. LOST by the following vote:

Ayes, three: Dunifon, Nuckles, Steigerwald.  
Nays, six: Adams, Fay, Geake, Robinson, Rousseau, Tipton.

Date: 7-23-68.  
Floyd G. Bonahoom, City Clerk. Passed on a reconsideration roll call vote by the following vote:

Ayes, seven: Dunifon, Geake, Nuckles, Robinson, Rousseau, Steigerwald, Tipton.  
Nays, two: Adams, Fay.

Date: 7-23-68.

Floyd G. Bonahoom, City Clerk. Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-30-68 on the 23rd day of July, 1968.

Jack K. Dunifon, Presiding Officer.

ATTEST: (SEAL)

Floyd G. Bonahoom, City Clerk. Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of July, 1968 at the hour of 10:00 o'clock A.M., E.S.T.

Floyd G. Bonahoom, City Clerk. Approved and signed by me this 24th day of July, 1968, at the hour of 10:00 o'clock A.M., E.S.T.

Harold S. Zeis, Mayor.

I, Floyd G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-30-68 passed by the Common Council on the 23rd day of July, 1968, and that said Ordinance was duly signed, and approved by the Mayor on the 24th day of July, 1968, and now remains on file and on record in my office.

**PUBLISHER'S AFFIDAVIT**

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DE WALD who, being duly sworn, says that she is CLERK

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

August 2, 1968

August 9, 1968

*Arvilla De Wald* 68

Subscribed and sworn to before me this 12th day of August 19

*Edith Stapleton* Notary Public

My commission expires March 8, 1970

## COMPUTATION OF CHARGES

76

lines, ..... columns wide equals ..... equivalent lines at ..... 288¢

21.89

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

21.89

## TOTAL AMOUNT OF CLAIM

## DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type ..... 5½ point

Number of insertions ..... 2

Size of quad upon which type is cast ..... 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Arvilla De Wald*

Date August 12, 1968

Title ..... CLERK

Notice is hereby given that on the 23rd day of July, 1968, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

Bill No. Z-68-02-42

**ZONING MAP ORDINANCE NO. Z-30-68**  
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. B-17.  
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A third Interchange Access (1-A) District Symbol is hereby located at the intersection of U. S. Highway No. 27 and the Washington Center Road under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-21-65; and the City of Fort Wayne Zoning Map No. B-17, established by Section 9, Article III of said Chapter as amended, is hereby amended accordingly.

SECTION 2. This Ordinance shall be effective from and after its passage, approval by the Mayor, and legal publication thereof.

Phil A. Steigerwald, Councilman. Read the third time in full and on motion by Steigerwald, seconded by Nuckles and duly adopted, placed on its passage. LOST BY THE FOLLOWING VOTE:

Ayes, three: Dunifon, Nuckles, Steigerwald.  
Nays, six: Adams, Fay, Geake, Robinson, Rousseau, Tipton.

Date: 7-23-68.  
Floyd G. Bonahoom, City Clerk. Passed on a reconsideration roll call vote by the following vote:

Ayes, seven: Dunifon, Geake, Nuckles, Robinson, Rousseau, Steigerwald, Tipton.

Nays, two: Adams, Fay.

Date: 7-23-68.  
Floyd G. Bonahoom, City Clerk. Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-30-68 on the 23rd day of July, 1968.

Jack K. Dunifon, Presiding Officer.

ATTEST: (SEAL)  
Floyd G. Bonahoom, City Clerk. Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of July, 1968 at the hour of 10:00 o'clock A.M. E.S.T.

Floyd G. Bonahoom, City Clerk. Approved and signed by me this 24th day of July, 1968, at the hour of 10:00 o'clock A.M. E.S.T.

Harold S. Zeis, Mayor.  
I, Floyd G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-30-68 passed by the Common Council on the 23rd day of July, 1968, and that said Ordinance was duly signed, and approved by the Mayor on the 24th day of July, 1968, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 31st day of July, 1968.

SEAL  
Floyd G. Bonahoom, City Clerk.  
8-2-9.

## PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DE WALD who, being duly sworn, says that she is CLERK

## JOURNAL-GAZETTE

a. DAILY newspaper of general circulation printed and published in the English language in the city } of FORT WAYNE, INDIANA  
in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

August 2, 1968

August 9, 1968

*Arvilla De Wald*

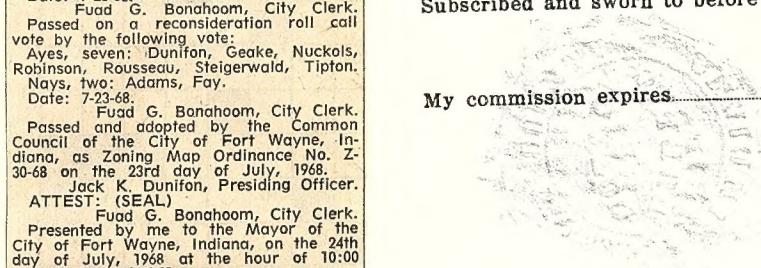
12th day of August 1968

*Edith Stapleton*

Notary Public

March 8, 1970

My commission expires.



Common Council, City of Ft. Wayne  
(Governmental Unit)

Allen ..... County, Ind.

To ..... NEWS-SENTINEL ..... Dr.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

### LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)  
— number of equivalent lines

Head	number of lines	—
Body	number of lines	75
Tail	number of lines	1
Total number of lines in notice		76

### COMPUTATION OF CHARGES

76	lines, ..... columns wide equals ..... equivalent lines at ..... 288¢	21.89
	cents per line	\$

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM 21.89  
\$

### DATA FOR COMPUTING COST

Width of single column 11 ems Size of type  $5\frac{1}{2}$  point

Number of insertions 2 Size of quad upon which type is cast  $5\frac{1}{2}$

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*A. M. Hostman*

Date August 12, 1968

Title Clerk

Notice is hereby given that on the 23rd day of July, 1968, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

**ZONING MAP ORDINANCE NO. Z-30-68**  
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. B-17.  
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A third Interchange Access (I-A) District Symbol is hereby located at the intersection of U. S. Highway No. 27 and the Washington Center Road under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-21-65; and the City of Fort Wayne Zoning Map No. B-17, established by Section 9, Article III, of said Chapter as amended, is hereby amended accordingly.

SECTION 2. This Ordinance shall be effective from and after its passage, upon approval by the Mayor, and legal publication thereof.

Phil A. Steigerwald, Councilman, Read the third time in full and on motion by Steigerwald, seconded by Nuckles and duly adopted, placed on its passage. LOST by the following vote:

Ayes, three: Dunifon, Nuckles, Steigerwald.  
Nays, six: Adams, Fay, Geake, Robinson, Rousseau, Tipton.

Date: 7-23-68.

Fuad G. Bonahoom, City Clerk. Passed on a reconsideration roll call vote by the following vote:

Ayes, seven: Dunifon, Geake, Nuckles, Robinson, Rousseau, Steigerwald, Tipton.

Nays, two: Adams, Fay.

Date: 7-23-68.

Fuad G. Bonahoom, City Clerk. Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-30-68 on the 23rd day of July, 1968.

Jack K. Dunifon, Presiding Officer.

ATTEST: (SEAL)

Fuad G. Bonahoom, City Clerk. Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of July, 1968, at the hour of 10:00 o'clock A.M., E.S.T.

Fuad G. Bonahoom, City Clerk. Approved and signed by me this 24th day of July, 1968, at the hour of 10:00 o'clock A.M., E.S.T.

Harold S. Zeis, Mayor.

I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby cert

ify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-30-68 passed by the Common Council on the 23rd day of July, 1968, and that said Ordinance was duly signed and approved by the

### PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time S, the dates of publication being as follows:

August 2, 1968

August 9, 1968

*A. M. Hostman*

Subscribed and sworn to before me this 12th day of August 1968.

*Edith Stapleton*  
Notary Public

My commission expires March 8, 1970

76 lines,.....columns wide equals.....equivalent lines at.....228¢  
cents per line

21.89  
\$

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

21.89  
\$

DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type  $5\frac{1}{2}$  point

Number of insertions 2

Size of quad upon which type is cast  $5\frac{1}{2}$

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*A. M. Hostman*

Date August 12, 1968

Title Clerk

Notice is hereby given that on the 23rd day of July, 1968, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

**ZONING MAP ORDINANCE NO. Z-30-68**  
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. B-17.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A third Interchange Access (I-A) District Symbol is hereby located at the intersection of U. S. Highway No. 27 and the Washington Center Road under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-21-65; and the City of Fort Wayne Zoning Map No. B-17, established by Section 9, Article III of said Chapter as amended, is hereby amended accordingly.

SECTION 2. This Ordinance shall be effective from and after its passage, approval by the Mayor, and legal publication thereof.

Phil A. Steigerwald, Councilman, read the third time in full and on motion of Steigerwald, seconded by Nuckles and duly adopted, placed on its passage. LOST by the following vote:

Ayes, three: Dunifon, Nuckles, Steigerwald.  
Nays, six: Adams, Fay, Geake, Robinson, Rousseau, Tipton.

Date: 7-23-68.

Floyd G. Bonahoom, City Clerk. Passed on a reconsideration roll call vote by the following vote:

Ayes, seven: Dunifon, Geake, Nuckles, Robinson, Rousseau, Steigerwald, Tipton.

Nays, two: Adams, Fay.

Date: 7-23-68.

Floyd G. Bonahoom, City Clerk. Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-30-68 on the 23rd day of July, 1968.

Jack K. Dunifon, Presiding Officer.

ATTEST: (SEAL)

Floyd G. Bonahoom, City Clerk. Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of July, 1968 at the hour of 10:00

o'clock A.M. E.S.T.

Floyd G. Bonahoom, City Clerk. Approved and signed by me this 24th day of July, 1968, at the hour of 10:00

o'clock A.M. E.S.T.

I, Harold S. Zeis, Mayor. I, Floyd G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-30-68 passed by the Common Council on the 23rd day of July, 1968, and that said Ordinance was duly signed and approved by the Mayor on the 24th day of July, 1968, and now remains on file and on record in my office.

WITNESS my hand, and the official

seal of the City of Fort Wayne, Indiana,

this 31st day of July, 1968.

SEAL

Floyd G. Bonahoom, City Clerk.

8-2-9.

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time S, the dates of publication being as follows:

August 2, 1968

August 9, 1968

*A. M. Hostman*

Subscribed and sworn to before me this 12th day of August 1968

*Edith Stapleton*  
Notary Public

My commission expires March 8, 1970